THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF Tennessee) COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is: $540,500.00 Affiant Subscribed and sworn to before me, this 8th day of July, 2024. Notary Public My Commission Expires: 1/26/25

Karen Johnson
Batch # 1155725
07/09/2024 12:28:03 PM
Fees: $13.00 Taxes: $1,999.85

Davidson County
DEEDWARR
2 pgs

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HEATHER MORRISON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
Commission Expires JAN. 26, 2025

WARRANTY DEED

Address New Owner: Carlos Baltodano and Silvia Albizures de Baltodano 1261 Brentwood Highlands Drive Nashville, TN 37211	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 172.040.A07.100-CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Robert Scott, Married and Michael Valkar, Married** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Carlos Baltodano, and Silvia Albizures de Baltodano, husband and wife** (collectively, "Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 77 on the Plan of Phase Two, Highlands of Brentwood (Formerly Brentwood Highlands), of record in Instruments Number 200002090013331, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate Legal description.

Being the same property conveyed to Robert Scott and Michael Valkar by Deed dated September 19, 2012 from Theresa M. Ely, Individually and as trustee of the Theresa M. Ely Revocable Living Trust, dated September 19, 2012, recorded September 1, 2023, in Instrument Number 202309010068658, in the Official Records of Davidson County, Tennessee.

This property is not a primary marital residence.

This is improved property commonly known as: **1261 Brentwood Highlands Drive, Nashville, TN 37211**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of July, 2024.

Robert Scott

Michael Valkar by

Michael Valkar By Robert Scott, as Attorney in Fact

7/3/24

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, , the within named bargainors, **Robert Scott** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 3rd day of July 2024.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My Commission Expires: _____

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **Robert Scott** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of **Michael Valkar**, as Attorney – In – Fact, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 3rd day of July 2024.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My Commission Expires: _____